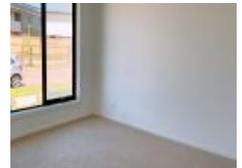
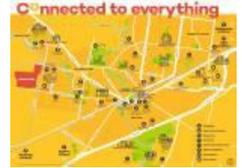


14 Yard St, Mambourin, VIC 3024

\$735,000 to \$770,000

House 4 2 2



Comfortable Modern Home on 534sqm with Huge Backyard – Grann

- Located in the sought-after Mambourin Estate
- Comfortable single-storey home with 4 bedrooms, 2 bathrooms, and a double garage
- Generous land size: 534sqm (12.5m x 42.7m) – perfect for a granny flat or container house (STCA)
- House size: 183.33sqm (19.73sq)
- Only 3.5 years old – still under valid building warranty
- Vacant possession – move in or lease out immediately
- Low site coverage (~34%) with a deep backyard and rear fencing already in place
- Ideal for multi-generational living or future rental income

Open for Inspection

By Appointment.

?? Outgoings:

- Owners Corporation / Body Corporate: \$1,200 p.a.
- Water rates: \$828 p.a.
- Council rates: \$1,944 p.a.

?? Mambourin Estate Amenities:

- Clubhouse with resident access
- Swimming pool, gym, and function room
- Tennis, basketball, and netball sports court
- Wetland gardens and reserved parklands
- Discover full amenity details: frasersproperty.com.au/VIC/Mambourin/Imagine/Wellbeing/Residents-Club

?? Additional Info:

- South-facing orientation
- All essential services connected (sewer, power, water)
- Located minutes from future town centre, parks, and schools
- Easy access to Melbourne CBD via Wyndham Vale train station or freeway

Listed By

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